

Subject: 02/16/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 02/16/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, February 16, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[15-1291](#)

CD 6

CONTINUED FROM 1/12/16

TIME LIMIT: 2/25/16; LAST DAY FOR COUNCIL ACTION: 2/24/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from (Q)RD1.5-1 to (T)(Q)R3-1, for the proposed construction of a new 10-unit apartment building, with two levels of residential uses over one ground level of parking, and a maximum height of 30 feet, integrating with an existing adjacent 48-unit apartment complex on the 55,750 square-foot site, including 95 vehicle parking spaces and 64 bicycle parking spaces, for property located at 11051-11055 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No.: APCNV-2015-1044-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(2)

[15-1292](#)

CD 6

CONTINUED FROM 1/12/16

TIME LIMIT: 2/25/16; LAST DAY FOR COUNCIL ACTION: 2/24/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from QRD1.5-1 and RD2-1 to (T)(Q)R3-1, for the proposed construction of a new 12-unit apartment building, to be intergrated with an adjacent existing 40-unit apartment complex on a 49,000 square-foot site, including 81 vehicle parking spaces and 56 bicycle parking spaces, for the property located at 11022-11038 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No.: APCNV-2015-1042-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(3)

[15-1293](#)

CD 6

CONTINUED FROM 1/12/16 **(LIMITED PUBLIC HEARING REQUIRED)**

TIME LIMIT: 2/25/16; LAST DAY FOR COUNCIL ACTION: 2/24/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from R1-1 to (T)(Q)R3-1, for the proposed construction of a new 20-unit apartment building, with two levels of residential uses over one ground level of parking, with a maximum height of 41 feet 10 inches, including 37 vehicle parking spaces and 22 bicycle parking spaces, for property located at 11065 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No. APCNV-2015-476-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-0049](#)

CD 3

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 4/13/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission and Ordinance to effect a Zone Change from [Q]C1.5-1VL-RIO and P-1VL-RIO to (T)(Q)C2-1VL-RIO, for the construction, use and maintenance of a 76,500 square foot commercial corner shopping center. The project will include a three-story, 45-foot tall, 71,000 square-foot self-storage building; a one-story, 3,500 square-foot commercial restaurant building containing a drive-through use; and a one-story, 2,000 square-foot drive-through coffee shop all located on a 62,068 square-foot site, for the property located at 7050 North Topanga Canyon Boulevard (7026, 7040, 7050, 7056 North Topanga Canyon Boulevard), subject to modified Conditions of Approval.

Applicant: Haskel Iny, 7050 Topanga Holdings, LLC

Representative: Ellia Thompson, Sklar Kirsh

Case No. CPC-2015-1741-ZC-CU-ZAD-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[15-1518](#)

CD 5

CONTINUED FROM 2/9/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2/17/16

Report from the Cultural Heritage Commission relative to the inclusion of Edinburgh Bungalow Court located at 750-756 1/2 North Edinburgh Avenue in the list of Historic-Cultural Monuments.

Owner: BLDG Edinburgh, LLC c/o Guy Penini

Applicant: City of Los Angeles, Department of City Planning

Case No. CHC-2015-3386-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: Yes

For: Mid-City West Neighborhood Council

ITEM NO. (6)

[14-0656-S17](#)

CD 4

Application filed by Steven and Julee Metz requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496 for the addition of 598 square feet to an existing single family dwelling with 1,505 square feet, adding one bedroom and one bathroom to the rear of the dwelling, and remodeling interior kitchen space, for the property located at 1530 North Curson Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[14-0656-S18](#)

CD 5

Application filed by Sepehr and Yael Nowfar (Representative: Shirley Nowfar) requesting a

Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for the installation of three 14 inch by 18 inch skylights with a 12 inch solar tube and 14 inch half round roof vent, and a new roof to a single family dwelling with 2,689 square feet, four bedrooms and three bathrooms, for the property located at 10448 Lindbrook Drive.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (8)

[14-0656-S19](#)

CD 4 Application filed by Martha Hernandez (Representative: Allen Adel) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497, for a room addition and a second story room addition consisting of two small bedrooms and two bathrooms, adding 836 square feet to an existing 1,608 square foot single dwelling, for the property located at 359 North Norton Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-0060](#)

CD 13 TIME LIMIT: 3/19/16; LAST DAY FOR COUNCIL ACTION: 3/18/16

Categorical Exemption and related California Environmental Quality Act findings, and an appeal filed by Alberto Avila, Top Gun Nightlife Group, Incorporated, dba: Cashmere Nightclub, aka: The Day After Nightclub (Representative: Michael D. Kolodzi, Esq., The Kolodzi Law Firm), from the entire determination of the Zoning Administrator, pursuant to the provisions of Section 12.27.1 of the Los Angeles Municipal Code, in requiring the revocation of permits granted under Case No. 2012-0090-CUB-CUX-1A and the discontinuance of the operation of a restaurant/nightclub with alcohol sales and entertainment/dancing at the establishment known as Cashmere Nightclub, located at 6757-6763 West Hollywood Boulevard.

Applicant: City of Los Angeles, Office of Zoning Administration

Case Nos. DIR-2015-3461-RV-1A; ZA-2012-0090-CUB-CUX-1A

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT MATTER JURISDICTION

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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